

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEYCaption in Compliance with D.N.J. LBR 9004-1(b)  
2016-1023

POWERS KIRN, LLC  
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728 Marne Highway, Suite 200  
Moorestown, NJ 08057  
856-802-1000

Order Filed on April 25, 2017 by  
Clerk U.S. Bankruptcy Court  
District of New Jersey

In Re:

Robert N. Grafton, Jr.  
Allison M. Grafton aka Allison M. Leary

Debtor(s)

Case No.: 16-10233-JNP

Chapter: 13

Hearing Date: 04/25/2017 at 10:00am

Judge: Honorable Jerrold N. Poslusny, Jr.

Recommended Local Form:

 Followed Modified**ORDER VACATING STAY**The relief set forth on the following page is hereby **ORDERED**.

DATED: April 25, 2017

  
A handwritten signature in black ink, appearing to read "Jerrold N. Poslusny".  
Honorable Jerrold N. Poslusny, Jr.  
United States Bankruptcy Court

Upon the motion of Powers Kirn, LLC, Attorney for Bank of America, N.A., debtor(s)' mortgagee, under Bankruptcy Code section 362(d) for relief from the automatic stay as to certain property as hereinafter set forth, and for cause shown, it is

**ORDERED** that the automatic stay of 11 U.S.C. §362(a) is hereby vacated to permit the movant to institute or resume and prosecute to conclusion one or more actions in the court(s) of appropriate jurisdiction to pursue the movant's rights in the following:



Real property more fully described as: 40 Canterbury Court, Glassboro, NJ 08028

It is further ORDERED that the movant, its successors or assignees, may proceed with its rights and remedies under the terms of the subject mortgage and pursue its state court remedies including, but not limited to, taking the property to sheriff's sale, in addition to potentially pursuing other loss mitigation alternatives, including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the property at sheriff's sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the property.



Personal property more fully described as:

It is further ORDERED that the movant may join the debtor and any trustee appointed in this case as defendants in actions(s) irrespective of any conversion to any other chapter of the Bankruptcy Code.

The movant shall serve this order on the debtor, any trustee and any other party who entered an appearance on the motion.

**Certificate of Notice Page 3 of 3**  
**United States Bankruptcy Court**  
**District of New Jersey**

In re:  
 Robert N. Grafton, Jr.  
 Allison M. Grafton  
 Debtors

Case No. 16-10233-JNP  
 Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0312-1

User: admin  
 Form ID: pdf903

Page 1 of 1  
 Total Noticed: 1

Date Rcvd: Apr 25, 2017

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Apr 27, 2017.

db/jdb Robert N. Grafton, Jr., Allison M. Grafton, 10 Cambridge Rd, Turnersville, NJ 08012-1426

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center. NONE.

TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

**Meeting of Creditor Notices only (Official Form 309):** Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Apr 27, 2017

Signature: /s/Joseph Speetjens

**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on April 25, 2017 at the address(es) listed below:

Conika Majumdar on behalf of Creditor BANK OF AMERICA, N.A. conika.majumdar@fnf.com  
 Denise E. Carlon on behalf of Creditor BANK OF AMERICA, N.A. dcarlon@kmllawgroup.com,  
 bkgroup@kmllawgroup.com  
 Isabel C. Balboa ecfmail@standingtrustee.com, summarymail@standingtrustee.com  
 Joshua I. Goldman on behalf of Creditor BANK OF AMERICA, N.A. jgoldman@kmllawgroup.com,  
 bkgroup@kmllawgroup.com  
 Ronald E. Norman on behalf of Debtor Robert N. Grafton, Jr. ronaldenorman@comcast.net,  
 dgordon@rnormanlaw.com/rnorman@rnormanlaw.com;g14985@notify.cincompass.com  
 Ronald E. Norman on behalf of Joint Debtor Allison M. Grafton ronaldenorman@comcast.net,  
 dgordon@rnormanlaw.com/rnorman@rnormanlaw.com;g14985@notify.cincompass.com  
 Sean M. O'Brien on behalf of Creditor BANK OF AMERICA, N.A. sobrien@flwlaw.com  
 William M. E. Powers, III on behalf of Creditor BANK OF AMERICA, N.A. ecf@powerskirn.com  
 William M.E. Powers on behalf of Creditor BANK OF AMERICA, N.A. ecf@powerskirn.com  
 William M.E. Powers, III on behalf of Creditor Bank of America, N.A. ecf@powerskirn.com  
 TOTAL: 10